



Roll-Call Card

Roll

#27

Mayor Euille	✓		✓							
Vice Mayor Pepper	✓		motion							
Councilman Gaines	absent - arrived at 6:15pm		✓							
Councilman Krupicka	✓		✓							
Councilman Macdonald	✓		second							
Councilman Smedberg	✓		✓							
Councilwoman Woodson	✓		✓							

Date: 9-20-05

To: The Mayor and Council

From: Kathryn Hubler

Re: Councilman Gaines's recommendations regarding tonight's docket

Councilman Gaines is not able to attend tonight's hearing because Bryce came down with a fever this afternoon. He wanted to share a few of his recommendations, though.

- 1) He supports staff's recommendation of deferral of the Open Space docket items 8 and 9.
- 2) He supports the Planning Commission's recommendations concerning docket item 12.
- 3) He supports the recommendations by the Planning Commission for the remaining Planning Commission docket items.

Office of the City Clerk
September 14, 2005

**CITY STAFF HAS REQUESTED DEFERRAL OF
ITEMS NO. 8 AND 9 (OPEN SPACE.)**

DOCKET

CITY COUNCIL OF ALEXANDRIA, VIRGINIA

**Public Hearing Meeting
Tuesday, September 20, 2005 - - 4:00 p.m.**

OPENING

1. Calling the Roll. - *Haines absent - see letter*

Council Action: _____

2. Public Discussion Period. [No more than 30 Minutes] [This period is restricted to items not listed on the docket.]

*Hatrina relief
check
presentation
to Red
Cross*

Council Action: _____

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR¹ (3-7)

Planning Commission

3. SPECIAL USE PERMIT #2005-0067
820 SOUTH PICKETT STREET
STRIKEZONE BASEBALL & SOFTBALL ACADEMY, LLC
Public Hearing and Consideration of a request for a special use permit to operate an amusement enterprise and for a parking reduction; zoned I/Industrial. Applicant: The StrikeZone Baseball & Softball Academy by Donald Conley and Karen Ford

PLANNING COMMISSION ACTION: Recommend Approval 7-0

4. SPECIAL USE PERMIT #2005-0071
212 QUEEN STREET
RESTAURANT
Public Hearing and Consideration of a request for a special use permit amendment to change the hours of operation, to allow on-premise beer and wine sales and to increase the number of seats at a restaurant; zoned CD/Commercial Downtown. Applicant: Yeon S. Son.

PLANNING COMMISSION ACTION: Recommend Approval 7-0

¹Items listed under the Action Consent Calendar may be approved by the City Council as a block unless a Member of Council removes an item or a member of the public wishes to speak to the item. Such items will be heard after Docket Item No. 7.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

ACTION CONSENT CALENDAR (continued)

Planning Commission (continued)

5. SPECIAL USE PERMIT #2005-0074
1400 DUKE STREET
CHILD CARE CENTER
Public Hearing and Consideration of a request for a special use permit to operate a child day care center; zoned OCM(50)/Office Commercial Medium. Applicant: Deborah Tillman

PLANNING COMMISSION ACTION: Recommend Approval 7-0

6. SPECIAL USE PERMIT #2005-0069
650 SOUTH PICKETT STREET
RESTAURANT
Public Hearing and Consideration of a request for a special use permit amendment to allow on-and-off premise sale of beer and wine; zoned I/Industrial. Applicant: Gholamreza Sanjideh

PLANNING COMMISSION ACTION: Recommend Approval 6-1

7. SPECIAL USE PERMIT #2005-0081
2700 and 2706 JEFFERSON DAVIS HIGHWAY
AFGHAN RESTAURANT
Public Hearing and Consideration for a special use permit amendment to reallocate a portion of the indoor seating to the outdoor patio of a restaurant; zoned I/Industrial. Applicant: Afghan Restaurant by Harry Hart, attorney

PLANNING COMMISSION ACTION: Recommend Approval 7-0

END OF ACTION CONSENT CALENDAR

Council Action: Vice Mayor Pepper / Macdonald

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

CITY STAFF HAS REQUESTED DEFERRAL OF ITEMS 8 AND 9:

8. Public Hearing and Consideration of the Open Space Steering Committee's Pocket Park Nominations. (#25, 9/13/05)

Council Action: deferred

9. Public Hearing and Consideration of the Report of the Open Space Steering Committee Including its Updated List of Priorities for Potential Acquisition or Protection. (#36, 6/14/05)

Council Action: deferred

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

10. SPECIAL USE PERMIT #2005-0073
1767 KING STREET (Parcel Address: 1747 King Street)

*trash can be placed
at the site with
hotel responsibility
for upkeep*

*NACDONALD
WOODSON*

no STARBUCKS

Public Hearing and Consideration of a request for a special use permit to operate a coffee shop; zoned OCH/Office Commercial High. Applicant: LHO Alexandria 1 Lessee, LLC

*SMEDBERG
PEPPER
KRUPICKA
EULLE*

yes

PLANNING COMMISSION ACTION: Recommend Approval with amended conditions 7-0

Council Action: *Smedberg/Pepper - close hearing* *Smedberg/Krupicka*

11. SPECIAL USE PERMIT #2005-0076
300 CALVERT AVENUE
NATURE BY DESIGN

Public Hearing and Consideration of a request for a special use permit to operate a plant nursery; zoned I/Industrial. Applicant: Randee Wilson and Carla Thomas

PLANNING COMMISSION ACTION: Recommend Approval 7-0

Council Action: *included in consent calendar*

12. SPECIAL USE PERMIT #2004-0105
219 A NORTH WEST STREET (rear)
DEVELOPMENT w/o STREET FRONTAGE and PARKING REDUCTION
Public Hearing and Consideration of a request for a special use permit to construct a single family dwelling on a lot without street frontage and for a reduction in required parking; zoned RB/Residential. Applicant: Sarah Allen

*- Councilman Gaineo arrived
@ 6:15 p.m.*

PLANNING COMMISSION ACTION: Recommend Approval with amended conditions 5-2

Council Action: *Krupicka/Pepper* *5-0-1*

13. SPECIAL USE PERMIT #2005-0063
716 CHURCH STREET (Parcel Address: 714 Church Street)
CAPITAL BARTENDING SCHOOL
Public Hearing and Consideration of a request for a special use permit to operate a commercial school; zoned CL/Commercial Low. Applicant: Scott Shelton

PLANNING COMMISSION ACTION: Recommend Approval 7-0

Council Action: *Smedberg/Pepper*

14. DEVELOPMENT SPECIAL USE PERMIT #2004-0010
6100 & 6110 LINCOLNIA ROAD
LINCOLNIA ROAD RESIDENCES
Public Hearing and Consideration of a request for a development special use permit, with site plan and modifications to construct a residential building with underground parking; zoned CRMU-M/Commercial Residential Mixed Use Medium. Applicant: Diamond Lincolnia, L.L.C., by Harry P. Hart, attorney

PLANNING COMMISSION ACTION: Recommend Approval with amended conditions 7-0

Council Action: *YM Pepper/Haines* *7-0*

** Council took a break @ 6:30 p*

20. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)

21. **CONDITION ADDED BY STAFF:** Applicant shall provide the City \$1000.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way (monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street). Contact T&ES Solid Waste Division (703/751-5130) regarding information on ordering and installation. (T&ES)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
Lorrie Pearson, Urban Planner.

*This is the standard condition regard
city trash cans. for Docket item #10.*

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

15. DEVELOPMENT SPECIAL USE PERMIT #2004-0041
2320 MILL ROAD & 551 ELIZABETH LANE
EISENHOWER CENTER III

Public Hearing and Consideration of a request for a development special use permit with site plan to redevelop an office/retail building and parking structure; zoned CDD-2/Coordinated Development District. Applicant: Eisenhower Mill Properties, LLC c/o Simpson Development Company, Inc., by Donald Simpson, Sr.

PLANNING COMMISSION ACTION: Recommend Approval
with amended conditions 7-0

Council Action:

YM Pepper / Woodson

16. SPECIAL USE PERMIT #2005-0022
2320 MILL ROAD & 551 ELIZABETH LANE
EISENHOWER CENTER III - TRANSPORTATION MANAGEMENT PLAN

Public Hearing and Consideration of a request for a transportation management plan for the Eisenhower Center III office/retail building and parking structure; zoned CDD-2/Coordinated Development District. Applicant: Eisenhower Mill Properties, LLC c/o Simpson Development Company, Inc., by Donald Simpson, Sr.

PLANNING COMMISSION ACTION: Recommend Approval
with amended conditions 7-0

Council Action:

17. SPECIAL USE PERMIT #2005-0065
1556 & 1560 POTOMAC GREENS DRIVE
POTOMAC PLAZA (Parcel Address: 1550 Potomac Greens Drive)
RESTAURANT

Public Hearing and Consideration of a request for a special use permit to operate a restaurant; zoned CDD-10/Coordinated Development District. Applicant: Matt McNamara

PLANNING COMMISSION ACTION: Recommend Approval 7-0

Council Action:

Pepper / Haines

18. SPECIAL USE PERMIT #2005-0083
901 SLATERS LANE
POTOMAC PLAZA (Parcel Address: 1550 Potomac Greens Drive)
COFFEESHOP

Public Hearing and Consideration of a request for a special use permit to operate a coffee shop with outdoor seating and live music and a request for a parking reduction; zoned CDD-10/Coordinated Development District. Applicant: Neighborhood Restaurant Group by Stephanie Babin

PLANNING COMMISSION ACTION: Recommend Approval 6-1

Council Action:

Krupicka / Pepper

considered together

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

19. SPECIAL USE PERMIT #2005-0079

1200 NORTH QUAKER LANE

EPISCOPAL HIGH SCHOOL

Public Hearing and Consideration of a request for a special use permit to expand an existing private school by constructing two faculty houses; zoned R-20/Residential. Applicant: The Protestant Episcopal High School in Virginia

PLANNING COMMISSION ACTION: Recommend Approval 7-0

Council Action:

Krupicka / Gaines

20. SPECIAL USE PERMIT #2005-0084

3839 MT VERNON AVENUE

MY BAKERY RESTAURANT AND CAFE

Public Hearing and Consideration of a request for a special use permit to operate a restaurant/bakery; zoned NR/Neighborhood Retail. Applicant: My Bakery & Cafe, Inc. by Duncan Blair, attorney

- condition #19 - loading and unloading activities shall occur after 7A and before 6p
- change operation hours - extension of operation hours after 6:00pm review
- cover change

PLANNING COMMISSION ACTION: Recommend Approval 7-0

Council Action:

Woodson / Pepper

21. MASTER PLAN AMENDMENT #2005-0003 (A)

REZONING #2005-0004 (B)

TEXT AMENDMENT 2005-0004 (C)

HUNTING CREEK AREA PLAN

Public Hearing and Consideration of a request for:

(1) a revision to the Old Town Small Area Plan Addendum of the City's Master Plan to incorporate the Hunting Creek Area Plan; (2) amendments to the City of Alexandria zoning map to rezone certain properties affected by the construction of the Woodrow Wilson Bridge and identified on the City of Alexandria Tax Map, as follows 83.01-01-06 and 08 (1199 S. Washington St. and 1205 S. Alfred Street) from RC to UT; 83.02-01-02 (1100 S. Washington St.) from OCM (50) to UT; 83.02-01-03 (1150 S. Washington St.) from OCM (50) to RC and UT; and 83.02-01-05 and 06 (1202 and 1200 S. Washington St.) from RC to UT; and (3) amendments to Section 3-906 related to bulk and open space regulations and the addition of Section 3-908 of the Alexandria Zoning Ordinance to add design guidelines and standards for development for properties adjacent to South Washington Street (George Washington Memorial Parkway) south of the Capital Beltway. Staff: Department of Planning and Zoning

PLANNING COMMISSION ACTION:

MPA#2005-0003 Recommend Approval with amended conditions 7-0

REZ#2005-0004 Recommend Approval 7-0

TA#2005-0004 Recommend Approval 7-0

Council Action:

docket item for 9/27 mtg Krupicka / Smedberg

22. DEVELOPMENT SPECIAL USE PERMIT #2005-0003

4320 SEMINARY ROAD

INOVA ALEXANDRIA HOSPITAL

Public Hearing and Consideration of a request for an amendment of a development special use permit with site plan to construct an addition to the existing hospital building; zoned R-8 w/proffers/Residential. Applicant: Inova Alexandria Health Services Corporation by Duncan Blair, attorney

PLANNING COMMISSION ACTION: Recommend Approval 6-0

Council Action:

Smedberg / Pepper

- Ms. Pepper - disclosure about her husband's relationship w/ INOVA
- Guille - disclosure about serving on the board

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

23. VACATION #2005-0003
418 WEST BRADDOCK ROAD
Public Hearing and Consideration of a request to vacate a public right-of-way; zoned R-8/Residential. Applicant: Richard & Elizabeth Tonner

PLANNING COMMISSION ACTION: Recommend Approval
with amended conditions 7-0

Council Action: Smedberg / Woodson appointed reviewers

24. VACATION #2005-0002
632 SOUTH FAIRFAX STREET
STEVENS SWITCH, LLC
Public Hearing and Consideration of a request to vacate an area of public right-of-way; zoned CL/Commercial Low. applicant: Stevens Switch, LLC by Duncan Blair, attorney. (#18, 6/21/05)

PLANNING COMMISSION ACTION: Recommend Approval 7-0

Council Action: M MacDonald / Haines - recommend denial (overturn planning decision)

25. Public Hearing and Consideration of an Appeal of the decision of the Planning Commission for Subdivision No. 2005-0005, 115-119 S. Royal Street, a request for an appeal of the Planning Commission's approval of a condition limiting and restricting the use and development on the subject property; zoned R-8/Residential. Applicant and Appellant: 110 S. Pitt Street, LLC by Duncan W. Blair, Attorney.

Council Action: Smedberg / Repper ^{upheld w/ deletion of condition #6}

Board of Architectural Review

26. Public Hearing and Consideration of an Appeal of the Board of Architectural Review for Case No. 2005-0164, a decision approving a permit to demolish and capsule at 1520, 1522 & 1524 King St, zoned OCH Office Commercial. APPLICANT: DSF Long King Street I, LLC. APPELLANTS: Douglas Thurman, Lillian J. White, Pat Troy, Katy Cannady and Boyd Walker, on behalf of petitioners.

Council Action: Kruppika / Smedberg 5-2 ^{Gaines MacDonald] no}
Macdonald - moved to grant appeal and deny the demo - failed

ORDINANCES AND RESOLUTIONS

27. Public Hearing, Second Reading and Final Passage of an Ordinance to Grant a Full Exemption From the Residential Refuse Fee to Elderly or Disabled Taxpayers Who Have Obtained a Deferral or Exemption of Real Estate Taxes. (#16, 9/13/05) (ROLL-CALL VOTE)

Council Action: Repper / MacDonald

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR (28-29)

Planning Commission (continued)

28. SPECIAL USE PERMIT #2005-0077
1201 BRADDOCK PLACE
MERIDIAN AT BRADDOCK STATION
Public Hearing and Consideration of a request for a special use permit to operate a convenience store; zoned OCH/Office Commercial High. Applicant: Potomac Club Residences, LP by Michael D. Bushkoff

PLANNING COMMISSION ACTION: Deferred

29. SPECIAL USE PERMIT #2005-0042
5601 COURTNEY AVENUE; 730 S. VAN DORN ST; 750 S. VAN DORN ST; 720 S. VAN DORN ST.
VIRGINIA PAVING COMPANY
Public Hearing and Consideration of a request for a special use permit amendment to change the hours by which vehicles may exit and enter an existing asphalt plant; zoned I/Industrial. Applicant: Virginia Paving Company by Mary Catharine Gibbs, attorney

PLANNING COMMISSION ACTION: Deferred (Applicant's Request)

END OF DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Council Action: deferrals noted

This docket is subject to change.

Full-text copies of ordinances, resolutions, and agenda items are available in the Office of the City Clerk and Clerk of the Council. Meeting materials are also available on-line at alexandriava.gov/council .

Individuals with disabilities who require assistance or special arrangements to participate in the City Council meeting may call the City Clerk and Clerk of Council's Office at 838-4500 (TTY/TDD 838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.

City Council meetings are closed-captioned for the hearing impaired.

*Repper / Krupicka
@
11:30 PM
adjourned*